

**CITY OF CENTRAL POINT  
City Council Meeting Minutes  
April 9, 2015**

- i. **Oath of Office** – Mayor Williams presented the Oath of Office to Tanea Browning for the vacant At-Large Council position. Mrs. Browning took a seat at the Council table.

**I. REGULAR MEETING CALLED TO ORDER**

Mayor Williams called the meeting to order at 7:02 p.m.

**II. PLEDGE OF ALLEGIANCE**

- III. ROLL CALL:** Mayor: Hank Williams  
Council Members: Allen Broderick, Bruce Dingler, Brandon Thueson, Rick Samuelson, and Mike Quilty were present.

City Manager Chris Clayton; City Attorney Sydnee Dreyer; Police Chief Kris Allison; Community Planner II Stephanie Holtey; Parks and Public Works Director Matt Samitore; and City Recorder Deanna Casey were also present.

**IV. PUBLIC APPEARANCES**

Linda Reel, Citizens Advisory Committee (CAC) member  
Mrs. Reel commented that she enjoys being on the CAC. She stated that she is concerned about the future of the Central Point Cemetery and would like to see a plan to continue the maintenance on the property.

Kay Harrison, Planning Commission Member  
Mrs. Harrison stated that she is concerned about the Vietnam Memorial going in Don Jones Memorial Park. She was on the City Council when the park was being planned and is concerned that this additional memorial would take up too much of the green space at the Park. It is a busy park and a draw for citizens all over the valley. She does not want to see all the open space taken up by an additional memorial structure. She appreciates that they would want to put the Vietnam Memorial in Central Point but would like to see citizen involvement before the plans are finalized.

**V. CONSENT AGENDA**

- A. Approval of March 12, 2015 City Council Minutes
- B. Approval of National Service Day Proclamation
- C. Award of City Engineer and Contract Engineers
- D. Approval of Surplus Property List

**Mike Quilty moved to approve the Consent Agenda as presented.** Brandon Thueson seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Brandon

Thueson, yes; Allen Broderick, yes; Tanea Browning, yes; Rick Samuelson, yes; and Mike Quilty, yes Motion approved.

**VI. ITEMS REMOVED FROM CONSENT AGENDA - None**

**VII. PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS**

**A. Resolution No. 1420, A Resolution of the City of Central Point Setting Miscellaneous Water Fees and Street Light Fees**

Parks and Public Works Director Matt Samitore explained that the proposed resolution authorizes two new fees. At previous meetings Council directed staff to return with fees for the backflow prevention program and decorative lights. The proposed fees will begin January 2016.

The Backflow prevention fee will be \$1.00 a month for those residents that currently have registered backflow devices registered with the city. This fee will help keep the cost of the annual maintenance check low for all involved. Residents that do not have a registered backflow device will pay \$0.25 per month. It was decided that all citizens benefit from the backflow testing. Commercial, industrial and other high risk properties would not be part of this program and would continue to be required to do an annual test on their own. There are separate state rules for the larger devices. The State of Oregon has given the city a warning regarding the backflow annual checks. We must do a better job at requiring the devices to be checked annually.

The Council recommended waiving the fee associated with putting in a backflow device when property owners have irrigation systems installed. It was discussed that it can be a time consuming and expensive process when installing a backflow. Staff agreed that there may be some promotional items that we can do to encourage people to install the device and register with the city.

The Decorative Street light fee will only be charged to the properties in subdivisions with decorative streetlights. These streetlights are the responsibility of the City to replace when they are damaged. This fee will be \$0.25 per month for new subdivisions that are required to have decorative street lights. The existing subdivisions will have a 5 year walk in program. The schedule will start at \$.05 the first year and increase by \$.05 each year for 5 years.

There was discussion about the Pacific Power Franchise Fee. Mr. Samitore explained that the fee collected for this franchise agreement pays only for the power to light the street lights. It does not have enough funds to cover replacement of the lights. The tall crane neck poles belong to Pacific Power, if something happens to them it is the responsibility of Pacific Power to change the bulbs or the structure. The city is responsible for decorative lights only. This fee would allow the city to recover the costs associated with maintaining the lights. The fee would not support staff time associated with servicing those lights.

**Bruce Dingler moved to approve Resolution No. 1420, A Resolution of the City of Central Point Setting Miscellaneous Water Fees and Street Light Fees.** Rick Samuelson seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; Rick Samuelson, yes; and Mike Quilty, yes. Motion approved.

**B. Ordinance No. 2005, Amending CPMC Chapter 13.37, C-2(M); Chapter 17.44, C-4 and Chapter 17.46, C-5, Allowing Medical Marijuana Dispensaries as a Conditional Use and Declaring an Emergency.**

City Attorney Sydnee Dreyer explained that the City Council adopted changes to Title 5 which specifies the conditions under which medical marijuana dispensaries may be allowed in specific zoning districts. They also approved the requirements that would allow this to be a conditional use in these zones

The proposed ordinance reinforces the Council's action by adding language to the zoning chapter's specific for this use. The zoning amendments were sent to the Department of Land Conservation and Development for their review and comment. The City received neither guidance nor objection. The Planning Commission conducted a public hearing on March 4, 2014 and no one spoke either in support of or in opposition to the amendment.

Mayor Williams opened the Public Hearing.

Linda Reel, CAC member

Mrs. Reel stated that the CAC did discuss this issue and made a recommendation. She is concerned that there is no plan for disposal or waste management in place for these facilities. She is concerned that the state will not consider this issue when they make their ruling on Measure 91. She has a concern about trash and security of that trash.

City Manager Chris Clayton explained that the conditions for waste management can be included in the Conditional Use permit process. The Planning Commission would have authority to address this if the state has not.

Mrs. Dreyer stated that staff will bring back an Ordinance regarding personal grows and will be including regulation for the sale of recreational marijuana in the near future.

Mayor Williams closed the public hearing.

**Allen Broderick moved to approve Ordinance No. 2005, Amending CPMC Chapter 13.37, C-2(M); Chapter 17.44, C-4 and Chapter 17.46, C-5, Allowing Medical Marijuana Dispensaries as a Conditional Use and Declaring an Emergency.** Mike Quilty seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; Rick Samuelson, yes; and Mike Quilty, yes. Motion approved.

**C. Public Hearing, First Reading – An Ordinance Amending the Central Point Zoning Map at 3292 Grant Road from Residential Single Family (R-1-10) to Residential Single Family (R-1-8)**

Community Planner II Stephanie Holtey explained that this zone change is at the request of the property owner. The requested change would be consistent with surrounding property. There are services available and this will not affect the current utility structure. The Planning Commission recommended approval of the zone change.

Mayor Williams opened the Public Hearing.

Christopher Boivin, Quail Court Resident

Mr. Boivin stated that they were not able to attend the public hearing during the Planning Commission meeting. He is concerned about the amount of houses this will allow on the property. When they purchased the home they knew the property was in the County and are concerned with crowding too many houses in the area. He would like to know what restrictions would be put on the property and what is planned to be built there. It was explained that this is just a rezone hearing. The site plans have not been submitted to the City. There should be more opportunity for public input as the property owner decides what to put on the property.

Mayor Williams closed the public hearing.

**Mike Quilty moved to second reading An Ordinance Amending the Central Point Zoning Map at 3292 Grant Road from Residential Single Family (R-1-10) to Residential Single Family (R-1-8).** Brandon Thueson seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; Rick Samuelson, yes; and Mike Quilty, yes. Motion approved.

**VIII. BUSINESS**

**A. Discussion of Beebe Road Condemnation**

Parks and Public Works Director Matt Samitore reported that he is working with the property owner regarding the intersection at Beebe and Hamrick. The owner's biggest concern was fence height along that corner and street light placement. Staff explained the height of the fence will be on the street side so it will be sufficient to allow for privacy and staff will work with him regarding the street light placement. As of last week he is ok with the offer of cash for the property, a block wall around the corner and free water for six years. Once the agreement is signed the City can start working on water to his property.

**B. Planning Commission Report**

Community Planner II Stephanie Holtey presented the Planning Commission Report from April 7, 2015:

- Approved a Resolution in favor of No-Rise request for portions of Twin Creeks Crossing Phases I-III located within the regulatory floodway. The developer submitted an application for a No-Rise Certification on thirty lots within Twin Creeks Crossing. The objective of the No-Rise Analysis is to demonstrate that development will not aggravate flooding, and will allow the developer to accelerate construction of the affected lots, which are currently within the flood hazard area
- Approved a Resolution determining similar use for veterinary clinics in C-4 zoning. The city received a request to rezone property in a C-4 zone for the purpose of constructing and operating a veterinary clinic. As an alternative, the City initiated a similar use authorization for veterinary clinics as a use compatible with other general professional uses within the C-4 zoning district.
- Discussed the Gebhard Road alignment analysis. The Planning Commission was presented the same information previously presented to the Development Commission regarding the progress of the Gebhard Road alignment analysis.

### **C. Results of the Citizen Survey**

Mrs. Holtey presented the results of the mailed Citizen Satisfaction Survey. She showed the comparison to the statistically valid telephone survey that was done in January. The city received 243 surveys out of the 6,000 that were sent in February. The survey was also on the website, there were reminders in the Newsletter and on the city Facebook page

There are consistencies between the survey results, as well as a number of differences. Telephone surveys tend to provide more reliable and accurate responses because the population sample is selected randomly rather than self-selected. The respondents to the mailed survey were predominantly homeowners aged 45 and over. Respondents to the telephone survey, although mostly home owners, were evenly distributed across age groups

She explained the areas of high satisfaction and the importance of specific services with the mailed survey results. The survey summary will be posted on our website and will be available to citizens.

There was discussion regarding the level of support for the recommended Park and Public Safety fees. They discussed the difference in the questions between the mailed survey and the phone survey and possible changes to wording of future surveys.

## **IX. MAYOR'S REPORT**

Mayor Williams reported that:

- He attended two Medford Water Commission meetings.

- He attended two Fair Board meetings. Today they talked about renaming some of the buildings.
- He attended the Chamber mixer.

## **X. CITY MANAGER'S REPORT**

City Manager Chris Clayton reported that:

- He had a meeting with RVSS regarding a franchise agreement. They do plan to enter into an agreement with the City. They would like to wait to set the fee until after the court ruling. The collection of the fee prior to a ruling has caused problems with record keeping. Staff recommends proceeding with the agreement but stipulate that the fee will not be collected until the court has ruled on this issue. Staff has an agreement ready to be processed.
- Budget meetings begin Monday April 13<sup>th</sup> at 6.00 pm. The Mail Tribune will be doing an article on our process.

## **XI. COUNCIL REPORTS**

Council Member Mike Quilty reported that:

- Rogue Disposal received a CMAQ grant for a compression fueling station. Jackson County Roads Department will be converting their vehicles to take advantage of this station.
- He attended an Airport Advisory Committee meeting.
- He attended an OMPOCK meeting in Salem where he spoke with legislators regarding infrastructure repair.
- He met with Representative Sal Esquivel and Senator Alan Bates regarding a transportation funding bill.

Council Member Brandon Thueson reported that:

- He attended a Bear Creek Greenway Committee meeting. They talked about funding and what benefit the organizations receive for those funds. They also talked about the bridges that are in need of repair.
- He has been in contact with the owners of the cemetery, they are working to finish the head stone repairs this summer.

Council Member Rick Samuelson reported that he attended:

- an RVCOG meeting.
- an RVSS meeting, they are planning to increase their rates by \$2.50.
- the first of the neighborhood park meetings in Twin Creeks. There were about 20 citizens who attended.
- a Chamber Mixer at BobbiO's.

Council Member Tanea Browning reported that she attended the Chamber Greeters and Mixer and attended the Eggstravaganza event at Twin Creeks.

Council Members Bruce Dangler and Allen Broderick had no report.

## XII. DEPARTMENT REPORTS

Parks and Public Works Director Matt Samitore reported that:

- he wanted to thank everyone who participated and attended the Eggstravaganza. It was well attended and organized better this year.
- He has been in contact with the representatives for the Vietnam War Memorial site they have not submitted the drawings yet. We will continue to hold public meetings regarding the memorial and placement in Don Jones Memorial Park.
- We have finished with the water pipes along Freeman Road. There have been issues with the subcontractor. If he can stop them from working on Central Point projects in the future he will. There have been several issues with this subcontractor.
- While trenching along Hwy 99 for the new streetlights they ran across some abandoned lines in front of the Car Wash. They are still working on removing these abandoned lines in order to put the decorative street lights in.

Police Chief Kris Allison reported that the Police Department Facebook page is going well. It seems to be a big success in the community. It is a great way to get communication out to the citizens. DARE Graduations will be in May. Council members are invited to attend.

Community Planner Stephanie Holtey updated the Council on a few planning applications that are currently being reviewed.

## XIII. EXECUTIVE SESSION - None

## XIV. ADJOURNMENT

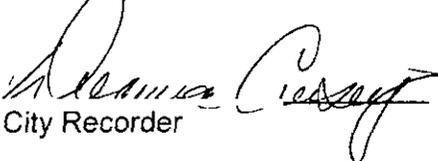
Rick Samuelson moved to adjourn, Brandon Thueson seconded, all said "aye" and the Council Meeting was adjourned at 9:02 p.m.

The foregoing minutes of the April 9, 2015, Council meeting were approved by the City Council at its meeting of May 14, 2015.

Dated: 5/28/2015

  
Mayor Hank Williams

ATTEST:

  
City Recorder